

Statistical Profile on: COVINGTON

City Mayor: Pat Sullivan
City Info: (253) 638 - 1110

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	11,100	Population Growth, 1990-2000:	24%
1995	n/a		
2000	13,783	Households, 2000 Census:	4,398
2002	14,395	Ave. Hhld Size, 2000 Census:	3.13
2003	14,850		

Household Growth Target for 2001-2022: 1,173

2000 Census Age Structure:

17 and under	4,661	34%
18 - 64	8,607	62%
65 and over	515	4%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	11,841	86%
Black or African American:	325	2%
Asian and Pacific Islander:	446	3%
Native American and other:	171	1%
Hispanic or Latino*:	617	4%
Two or more race:	383	3%



The City of Covington is one of King County's four newest cities. It incorporated on August 31, 1997. The city covers 3,540 acres.

EMPLOYMENT AND INCOME

2001 Number of Business Units: 223

Median Household Income:

1989 (1990 Census):	\$43,800
1999 (2000 Census):	\$63,711

Households by Income Category, 1999:

0 - 50%	304	7%
50 - 80%	704	16%
80 - 120%	1,074	24%
120% +	2,315	53%

2001 Total Jobs: 2,575

AFFM/Construction	286
Finance / Services	785
Manufacturing	30
Retail	899
Wholesale/Utilities	55
Government/Education	954

Major Businesses and Employers:

Fred Meyer	Godfather's Pizza	QFC
Les Schwab Tires	Safeway	

HOUSING

2000 Census Housing Unit Count: 4,466

**Single Family	4,407
Multifamily	59

1990 Census Median 2-Bdrm. Rental:	\$550
2000 Census Median 2-Bdrm. Rental:	\$1,008

1990 Census Median House Value:	\$96,000
2000 Census Median House Value:	\$162,900

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 359

**Single Family	159
Multifamily	200

2002 Formal Plats:	# Plats	#Lots	#Acres
Applications:	2	201	67.34
Recordings:	7	394	89.50

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Covington. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: DES MOINES

City Mayor: Maggie Steenrod
City Info: (206) 878 - 4595

DEMOGRAPHICS

POPULATION

1980	7,378	Population Growth, 1980-1990:	134%
1990	17,283	Population Growth, 1990-2000:	69%
1995	21,450		
2000	29,267	Households, 2000 Census:	11,337
2002	29,510	Ave. Hhld Size, 2000 Census:	2.47
2003	29,120		

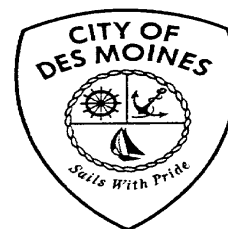
Household Growth Target for 2001-2022: 1,576

2000 Census Age Structure:

17 and under	6,963	24%
18 - 64	17,957	61%
65 and over	4,347	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	20,986	72%
Black or African American:	2,068	7%
Asian and Pacific Islander:	2,779	9%
Native American and other:	297	1%
Hispanic or Latino*:	1,936	7%
Two or more race:	1,200	4%



One of the cities located along the shoreline of Puget Sound, the City of Des Moines was incorporated in 1959. The city has a total land area of 4,225 acres. This includes the Woodmont area annexation.

EMPLOYMENT AND INCOME

2001 Number of Business Units: 568

Median Household Income:

1989 (1990 Census):	\$32,145
1999 (2000 Census):	\$48,971

2001 Total Jobs: 5,873

AFFM/Construction	368
Finance / Services	2,283
Manufacturing	56
Retail	1,349
Wholesale/Utilities	204
Government/Education	1,554

Households by Income Category, 1999:

0 - 50%	2,457	22%
50 - 80%	2,319	20%
80 - 120%	2,229	20%
120% +	4,319	38%

Major Businesses and Employers:

City of Des Moines	Wesley Homes Care Center	Safeway Stores
Furney's Nursery	Judson Park Retirement Home	Masonic Home
Anthony's Home Port	Highline Community College	
Highline School District	Seatom Convalescent Center	

HOUSING

2000 Census Housing Unit Count: 11,854

**Single Family	7,152
Multifamily	4,702

1990 Census Median 2-Bdrm. Rental: \$453

2000 Census Median 2-Bdrm. Rental: \$705

1990 Census Median House Value: \$109,100

2000 Census Median House Value: \$174,700

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 17

**Single Family	17
Multifamily	0

2002 Formal Plats: # Plats # Lots # Acres

Applications:	1	12	2.90
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Des Moines. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on:**DUVALL**

City Mayor: Becky Nixon

City Info: (425) 788 - 1185

DEMOGRAPHICS**POPULATION**

1980	729	Population Growth, 1980-1990:	280%
1990	2,770	Population Growth, 1990-2000:	67%
1995	3,490		
2000	4,616	Households, 2000 Census:	1,596
2002	5,190	Ave. Hhld Size, 2000 Census:	2.88
2003	5,460		

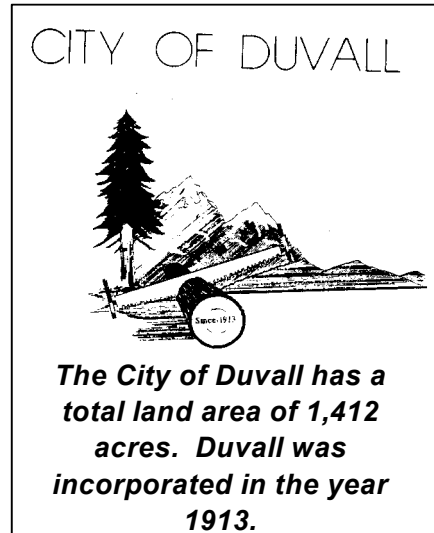
Household Growth Target for 2001-2022: 1,037

2000 Census Age Structure:

17 and under	1,494	32%
18 - 64	2,975	64%
65 and over	147	3%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,218	91%
Black or African American:	21	0%
Asian and Pacific Islander:	92	2%
Native American and other:	20	0%
Hispanic or Latino*:	172	4%
Two or more race:	93	2%

**EMPLOYMENT AND INCOME**

2001 Number of Business Units: 117

Median Household Income:

1989 (1990 Census):	\$37,537
1999 (2000 Census):	\$71,300

Households by Income Category, 1999:

0 - 50%	172	11%
50 - 80%	214	13%
80 - 120%	264	17%
120% +	958	60%

2001 Total Jobs: 1,126

AFFM/Construction	201
Finance / Services	233
Manufacturing	74
Retail	397
Wholesale/Utilities	30
Government/Education	428

Major Businesses and Employers:

Riverview School District	Penst Designs
Cherry Valley Family Grocer	City of Duvall

HOUSING

2000 Census Housing Unit Count: 1,640

**Single Family	1,539
Multifamily	101

1990 Census Median 2-Bdrm. Rental: \$481

2000 Census Median 2-Bdrm. Rental: \$729

1990 Census Median House Value: \$139,300

2000 Census Median House Value: \$252,200

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 87

**Single Family	87
Multifamily	0

2002 Formal Plats: # Plats # Lots # Acres

Applications:	3	45	18.59
Recordings:	1	32	10.77

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Duvall. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: ENUMCLAW

City Mayor: John G. Wise

City Info: (360) 825 - 3591

DEMOGRAPHICS

POPULATION

1980	5,427	Population Growth, 1980-1990:	33%
1990	7,227	Population Growth, 1990-2000:	54%
1995	10,170		
2000	11,116	Households, 2000 Census:	4,317
2002	11,195	Ave. Hhld Size, 2000 Census:	2.52
2003	11,140		

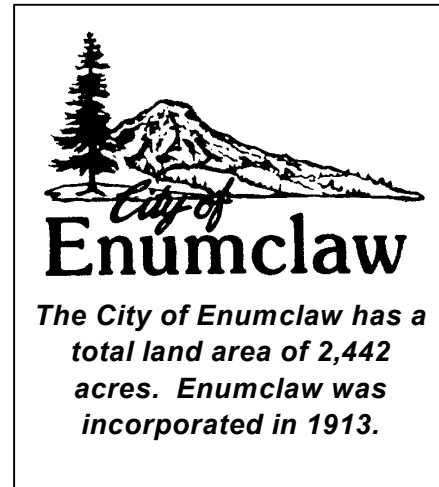
Household Growth Target for 2001-2022: 1,927

2000 Census Age Structure:

17 and under	3,245	29%
18 - 64	6,257	56%
65 and over	1,614	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	10,276	92%
Black or African American:	31	0%
Asian and Pacific Islander:	98	1%
Native American and other:	97	1%
Hispanic or Latino*:	380	3%
Two or more race:	234	2%



EMPLOYMENT AND INCOME

2001 Number of Business Units: 354

Median Household Income:

1989 (1990 Census):	\$28,200
1999 (2000 Census):	\$43,820

Households by Income Category, 1999:

0 - 50%	1,218	28%
50 - 80%	828	19%
80 - 120%	788	18%
120% +	1,485	34%

2001 Total Jobs: 4,194

AFFM/Construction	222
Finance / Services	1,594
Manufacturing	338
Retail	1,184
Wholesale/Utilities	108
Government/Education	1,292

Major Businesses and Employers:

Fugate Ford/Mazda	Farman's Foods	Weyerhaeuser
Helac Corporation	Enumclaw School District	QFC
Enumclaw City Offices	Mutual of Enumclaw Insurance	

HOUSING

2000 Census Housing Unit Count: 4,502

**Single Family	3,167
Multifamily	1,335

1990 Census Median 2-Bdrm. Rental: \$392

2000 Census Median 2-Bdrm. Rental: \$661

1990 Census Median House Value: \$86,100

2000 Census Median House Value: \$160,000

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 62

**Single Family	18
Multifamily	44

2002 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	1	9	2.80

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Enumclaw. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: FEDERAL WAY

City Mayor: Jeanne Burbidge

City Info: (253) 661 - 4000

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	67,304	Population Growth, 1990-2000:	24%
1995	74,290		
2000	83,259	Households, 2000 Census:	31,467
2002	83,850	Ave. Hhld Size, 2000 Census:	2.63
2003	83,500		

Household Growth Target for 2001-2022: 6,188

2000 Census Age Structure:

17 and under	23,511	28%
18 - 64	53,382	64%
65 and over	6,366	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	55,050	66%
Black or African American:	6,439	8%
Asian and Pacific Islander:	10,996	13%
Native American and other:	807	1%
Hispanic or Latino*:	6,266	8%
Two or more race:	3,701	4%



The City of Federal Way has a total land area of 13,779 acres. Federal Way incorporated in 1990. It is King County's fourth largest city, among the most populous in South King County.

EMPLOYMENT AND INCOME

2001 Number of Business Units: 2,085

2000 Total Jobs: 29,258

Median Household Income:

1989 (1990 Census):	\$38,311
1999 (2000 Census):	\$49,278

AFFM/Construction 1,029

Finance / Services 12,215

Manufacturing 3,103

Retail 7,830

Wholesale/Utilities 1,606

Government/Education 3,476

Households by Income Category, 1999:

0 - 50%	7,081	23%
50 - 80%	6,023	19%
80 - 120%	6,273	20%
120% +	12,096	38%

Major Businesses and Employers:

Weyerhaeuser	Paragon Trade Brands	Sears
Fred Meyer	Reliance Insurance Company	COSTCO
Olympic Sports	St. Francis Community Hospital	Worldvision

HOUSING

2000 Census Housing Unit Count: 32,589

**Single Family 18,082

Multifamily 14,507

1990 Census Median 2-Bdrm. Rental: \$476

2000 Census Median 2-Bdrm. Rental: \$737

1990 Census Median House Value: \$118,800

2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 206

**Single Family 156

Multifamily 50

2002 Formal Plats: #Plats #Lots #Acres

Applications: 1 7 2.08

Recordings: 2 65 13.12

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Federal Way. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: HUNTS POINT

City Mayor: Fred McConkey
City Info: (425) 455 - 1834

DEMOGRAPHICS

POPULATION

1980	480	Population Growth, 1980-1990:	7%
1990	513	Population Growth, 1990-2000:	-14%
1995	500		
2000	443	Households, 2000 Census:	165
2002	455	Ave. Hhld Size, 2000 Census:	2.68
2003	445		

Household Growth Target for 2001-2022: 1

2000 Census Age Structure:

17 and under	115	26%
18 - 64	258	58%
65 and over	70	16%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	413	93%
Black or African American:	2	0%
Asian and Pacific Islander:	12	3%
Native American and other:	0	0%
Hispanic or Latino*:	10	2%
Two or more race:	6	1%

Town of Hunts Point

*Incorporated in 1955, the
Town of Hunts Point has a
total land area of 187 acres.
This city is one of the "Point
Cities".*

EMPLOYMENT AND INCOME

2001 Number of Business Units: 20

Median Household Income:

1989 (1990 Census):	\$96,691
1999 (2000 Census):	\$179,898

Households by Income Category, 1999:

0 - 50%	7	4%
50 - 80%	13	9%
80 - 120%	10	7%
120% +	127	81%

2001 Total Jobs:

AFFM/Construction	25
Finance / Services	*
Manufacturing	14
Retail	*
Wholesale/Utilities	-
Government/Education	6

➤ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

n/a

HOUSING

2000 Census Housing Unit Count: 186

**Single Family	181
Multifamily	5

1990 Census Median 2-Bdrm. Rental:	\$1,000
2000 Census Median 2-Bdrm. Rental:	\$888

1990 Census Median House Value: \$500,000

2000 Census Median House Value: \$1,000,000

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 3

**Single Family	3
Multifamily	0

2002 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The Town of Hunts Point. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: ISSAQUAH

City Mayor: Ava Frisinger
City Info: (425) 837 - 3000

DEMOGRAPHICS

POPULATION

1980	5,536	Population Growth, 1980-1990:	41%
1990	7,786	Population Growth, 1990-2000:	44%
1995	9,025		
2000	11,212	Households, 2000 Census:	4,840
2002	13,790	Ave. Hhld Size, 2000 Census:	2.27
2003	15,110		

Household Growth Target for 2001-2022: 3,993

2000 Census Age Structure:

17 and under	2,484	22%
18 - 64	7,603	68%
65 and over	1,125	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	9,523	85%
Black or African American:	95	1%
Asian and Pacific Islander:	680	6%
Native American and other:	83	1%
Hispanic or Latino*:	555	5%
Two or more race:	276	2%



Incorporated in 1892, The City of Issaquah was originally called "Gilman" and had its name changed to "Issaquah" in 1899. This city has a total land area of 6,772 acres. This acreage includes the annexation of Grand Ridge/Issaquah Highlands.

EMPLOYMENT AND INCOME

2001 Number of Business Units: 836

Median Household Income:

1989 (1990 Census):	\$35,422
1999 (2000 Census):	\$57,892

Households by Income Category, 1999:

0 - 50%	846	17%
50 - 80%	799	17%
80 - 120%	839	17%
120% +	2,367	49%

2001 Total Jobs: 15,518

AFFM/Construction	846
Finance / Services	4,029
Manufacturing	1,761
Retail	6,116
Wholesale/Utilities	1,637
Government/Education	7,752

Major Businesses and Employers:

Microsoft	City of Issaquah	Polymer
QFC	Issaquah School District	COSTCO
Zetec	Boeing Computer Services	

HOUSING

2000 Census Housing Unit Count: 5,086

**Single Family	2,327
Multifamily	2,759

1990 Census Median House Value: \$168,200

2000 Census Median House Value: \$308,500

1990 Census Median 2-Bdrm. Rental: \$523

2000 Census Median 2-Bdrm. Rental: \$902

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 201

**Single Family	95
Multifamily	106

2002 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	7	479	291.58

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Issaquah. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENMORE

City Mayor: Deborah Chase

City Info: (425) 398-8900

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	15,100	Population Growth, 1990-2000:	24%
1995	n/a		
2000	18,678	Households, 2000 Census:	7,307
2002	19,180	Ave. Hhld Size, 2000 Census:	2.54
2003	19,200		

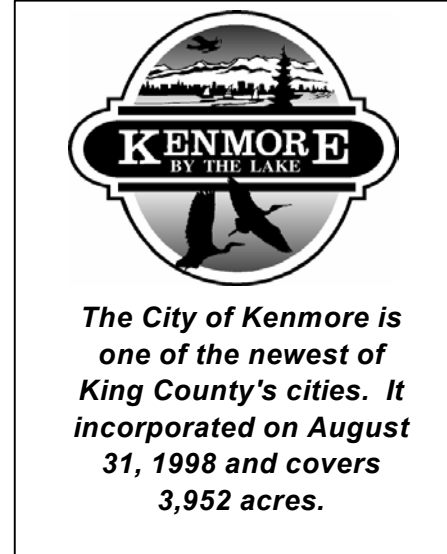
Household Growth Target for 2001-2022: 2,325

2000 Census Age Structure:

17 and under	4,571	24%
18 - 64	12,177	65%
65 and over	1,930	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	15,822	85%
Black or African American:	253	1%
Asian and Pacific Islander:	1,365	7%
Native American and other:	95	1%
Hispanic or Latino*:	655	4%
Two or more race:	488	3%



EMPLOYMENT AND INCOME

2001 Number of Business Units: 474

2001 Total Jobs: 4,278

Median Household Income:

1989 (1990 Census):	\$43,000
1999 (2000 Census):	\$61,756

AFFM/Construction 555

Finance / Services 1,821

Manufacturing 89

Retail 1,006

Wholesale/Utilities 357

Government/Education 1,364

Households by Income Category, 1999:

0 - 50%	1,135	16%
50 - 80%	1,051	14%
80 - 120%	1,400	19%
120% +	3,769	52%

Major Businesses and Employers:

Plywood Supplies	QFC
Lonestar Cement Company	Safeway
Kenmore Lanes Bowling Alley	Rite Aid

HOUSING

2000 Census Housing Unit Count: 7,488

**Single Family 5,345

Multifamily 2,143

1990 Census Median 2-Bdrm. Rental: \$540

2000 Census Median 2-Bdrm. Rental: \$836

1990 Census Median House Value: \$154,000

2000 Census Median House Value: \$246,000

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 145

**Single Family 90

Multifamily 55

2002 Formal Plats: # Plats #Lots #Acres

Applications: 6 68 15.75

Recordings: 7 150 28.33

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Kenmore. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENT

City Mayor: Jim White
City Info: (253) 856-5700

DEMOGRAPHICS

POPULATION

1980	23,152
1990	37,960
1995	44,620
2000	79,524
2002	84,275
2003	84,210

Population Growth, 1980-1990:	64%
Population Growth, 1990-2000:	109%
Households, 2000 Census:	31,113
Ave. Hhld Size, 2000 Census:	2.53

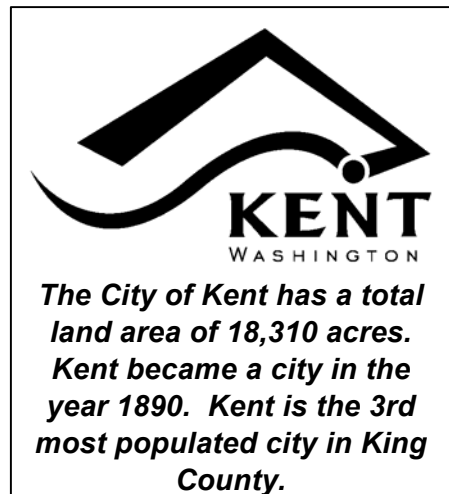
Household Growth Target for 2001-2022: 4,284

2000 Census Age Structure:

17 and under	22,011	28%
18 - 64	51,675	65%
65 and over	5,838	7%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	53,964	68%
Black or African American:	6,444	8%
Asian and Pacific Islander:	7,994	10%
Native American and other:	1,088	1%
Hispanic or Latino*:	6,466	8%
Two or more race:	3,568	4%



EMPLOYMENT AND INCOME

2001 Number of Business Units: 2,971

2001 Total Jobs: 60,179

Median Household Income:

1989 (1990 Census):	\$32,341
1999 (2000 Census):	\$46,046

AFFM/Construction	4,624
Finance / Services	10,318
Manufacturing	16,191
Retail	8,017
Wholesale/Utilities	17,001
Government/Education	25,018

Households by Income Category, 1999:

0 - 50%	7,920	25%
50 - 80%	6,240	20%
80 - 120%	6,141	20%
120% +	10,753	35%

Major Businesses and Employers:

Sysco Food Services	Boeing Defense and Space Group
Continental Mills	Food Services of America
Sun Sportswear	Heath Tecna Aerospace Co.
Kent School District	Flow International Corporation

HOUSING

2000 Census Housing Unit Count: 32,534

**Single Family	14,747
Multifamily	17,787

1990 Census Median 2-Bdrm. Rental: \$458

2000 Census Median 2-Bdrm. Rental: \$724

1990 Census Median House Value: \$107,100

2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 363

**Single Family	247
Multifamily	116

2002 Formal Plats: # Plats #Lots # Acres

Applications:	4	114	44.30
Recordings:	7	169	45.53

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Kent. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KIRKLAND

City Mayor: Larry Springer
City Info: (425) 828 - 1100

DEMOGRAPHICS

POPULATION

1980	18,779	Population Growth, 1980-1990: 113%
1990	40,052	Population Growth, 1990-2000: 12%
1995	42,350	
2000	45,054	Households, 2000 Census: 20,736
2002	45,790	Ave. Hhld Size, 2000 Census: 2.13
2003	45,630	

Household Growth Target for 2001-2022: 5,480

2000 Census Age Structure:

17 and under	8,322	18%
18 - 64	32,120	71%
65 and over	4,612	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	37,438	83%
Black or African American:	688	2%
Asian and Pacific Islander:	3,580	8%
Native American and other:	318	1%
Hispanic or Latino*:	1,852	4%
Two or more race:	1,178	3%



The City of Kirkland has a total land area of 6,728 acres. This city incorporated in 1905. The city absorbed Houghton in 1968 and annexed Juanita and Rose Hill in 1988.

EMPLOYMENT AND INCOME

2001 Number of Business Units: 2,208

Median Household Income:

1989 (1990 Census):	\$38,437
1999 (2000 Census):	\$60,332

Households by Income Category, 1999:

0 - 50%	3,071	15%
50 - 80%	3,306	16%
80 - 120%	3,825	18%
120% +	10,429	50%

2001 Total Jobs: 34,388

AFFM/Construction	2,710
Finance / Services	13,661
Manufacturing	2,395
Retail	7,108
Wholesale/Utilities	3,876
Government/Education	10,983

Major Businesses and Employers:

Evergreen Hospital	Drug Emporium	Wall Data
McCaw Cellular	Woodmark Hotel	Fred Meyer
COSTCO		Lamonts

HOUSING

2000 Census Housing Unit Count: 21,939

**Single Family	9,782
Multifamily	12,157

1990 Census Median 2-Bdrm. Rental: \$559

2000 Census Median 2-Bdrm. Rental: \$972

1990 Census Median House Value: \$160,200

2000 Census Median House Value: \$283,100

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 261

**Single Family	138
Multifamily	123

2002 Formal Plats: # Plats # Lots # Acres

Applications:	1	10	1.80
Recordings:	1	11	3.22

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kirkland. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.